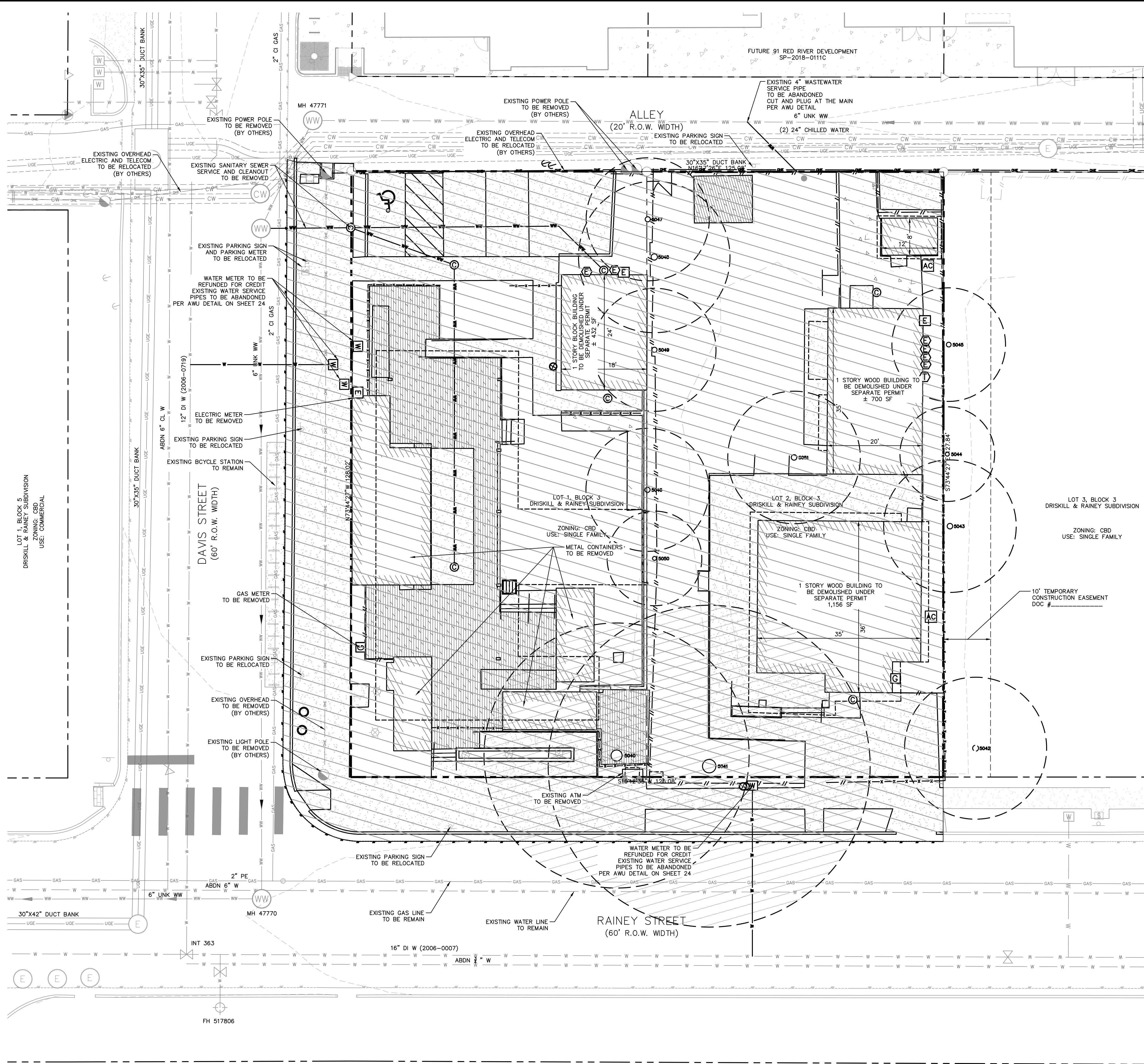


Plotted By: Garou, Natalia Date: December 17, 2019 04:34:05pm File Path: K:\New-civil\069269400 90 rainey at Cordelon sheets\EXISTING CONDITIONS AND DEMO PLAN.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, and as such, it is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CURB TO REMAIN
- CURB TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- UNLESS OTHERWISE INDICATED ON PLANS, ALL ABOVE AND BELOW UTILITIES, INFRASTRUCTURE, PAVEMENT, CURBS, AND APPURTENANCES TO BE REMOVED.
- EXISTING WASTEWATER TO BE REMOVED
- EXISTING WATER TO BE REMOVED
- EXISTING OVERHEAD POWER TO BE REMOVED
- EXISTING UNDERGROUND ELECTRIC TO BE REMOVED
- EXISTING WASTEWATER TO REMAIN
- EXISTING WATER TO REMAIN
- EXISTING CHILLED WATER TO REMAIN
- EXISTIN OVERHEAD POWER TO REMAIN
- EXISTING UNDERGROUND ELECTRIC TO REMAIN
- EXISTING GAS TO REMAIN
- EXISTING UNDERGROUND FIBER OPTIC TO REMAIN

- NOTES:**
- TREES AND TOPOGRAPHY BASED UPON GROUND SURVEY BY 4WARD LAND SURVEYING ON DECEMBER 7, 2018
 - A PRECONSTRUCTION MEETING WITH THE ENVIRONMENTAL INSPECTOR IS REQUIRED PRIOR TO ANY SITE DISTURBANCE.
 - LOCATIONS OF PUBLIC AND FRANCHISE UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETE. CONTRACTOR SHALL CALL THE ONE CALL CENTER (472-2822) AT LEAST 48 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL CONTACT ANY OTHER UTILITY COMPANIES WHO DO NOT SUBSCRIBE TO THE ONE CALL PROGRAM FOR LINE MARKINGS. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE DONE TO THESE FACILITIES.
 - REMOVAL OR RELOCATION OF EXISTING PUBLIC AND PRIVATE FRANCHISE UTILITIES (WATER, ELECTRIC, AND GAS ETC.) WITHIN THE LIMITS OF THE SITE DEMOLITION SHALL BE COORDINATED WITH THE APPLICABLE UTILITY AGENCIES.
 - ALL EXISTING UTILITY SERVICES TO BE TURNED OFF BY UTILITY FRANCHISE TECHNICIAN TO ALLOW FOR EXISTING SERVICE LINES TO BE CUT/CAPPED AT PROPERTY LINE.
 - ALL UTILITIES IN STREET RIGHT-OF-WAY TO REMAIN IN PLACE UNLESS NOTED OTHERWISE. SURFACE PAVEMENT INDICATED HEREON (SUCH AS ASPHALT OR CONCRETE) MAY OVERLAY OTHER HIDDEN STRUCTURES (SUCH AS OTHER LAYERS OF PAVEMENT, BUILDING SLAB, ETC.) THAT ARE ALSO TO BE REMOVED.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL OF EXISTING PAVEMENT SECTION, STRUCTURAL SUBGRADE, STRUCTURAL FOUNDATION, AND UTILITIES WITHIN THE SITE. CONTRACTOR TO DISPOSE ALL DEMOLITION SPOILS OFF-SITE IN A LEGAL MANNER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, IRRIGATION LINES, PAVEMENT, ETC., TO REMAIN RESULTING FROM DEMOLITION ACTIVITIES AND REPAIR AT THEIR OWN EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
 - ALL ITEMS TO BE REMOVED SHALL BE DISPOSED OFF-SITE IN A MANNER ACCEPTABLE TO ALL APPLICABLE REGULATIONS.
 - PERIMETER EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO DEMOLITION. REFERENCE EROSION CONTROL PLAN AND DETAILS FOR TYPE AND LOCATION.
 - UTILITY POLE AND GUY WIRE RELOCATION SHALL BE COORDINATED BY CONTRACTOR WITH AUSTIN ENERGY, AS REQUIRED.
 - REFERENCE SHEET 26 FOR SPECIFIC SPECIES AND TREE MITIGATION.

811

Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARKS

BTM#1 - SQUARE CUT ON TOP OF CONCRETE WALL ON THE NORTH SIDE OF DRISKILL STREET, BEING 24' SOUTHEAST OF A POWER POLE, AND BEING 47' NORTHWEST OF A FIRE HYDRANT. ELEVATION=467.76'

BTM#2 - TRIANGLE CUT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF DAVIS STREET, BEING 19' SOUTHEAST OF AN ELECTRIC MANHOLE, AND BEING 22' NORTHWEST OF A VAULT. ELEVATION=469.70'

SITE PLAN APPROVAL SHEET 6 OF 36
FILE NUMBER: SPC-2019-0093C APPLICATION DATE: 03/04/2019
APPROVED BY COMMISSION ON UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81.LDC) CASE MANAGER: RENEE JOHNS
PROJECT EXPIRATION DATE (ORD.#970905-A) DWPZ DDZ

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING CBD
Rev. 1 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Kimley»Horn

2600 VIA FORTUNA, TERRACE 1, SUITE 300
AUSTIN, TX 78746
PHONE: 512-418-1111 FAX: 512-418-7791
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TBPE Firm No. 928

EXISTING CONDITIONS AND DEMO PLAN

90 RAINEY
610 DAVIS STREET
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER
6 OF 36

SPC-2019-0093C

90.92 RAINEY STREET

Austin, TX

BUNGALOW
BREW • SPIRITS • GOOD VIBES

92

urbanspace

NELSEN
PARTNERS
ARCHITECTS & PLANNERS

dwg.

JANUARY 2020

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EAST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

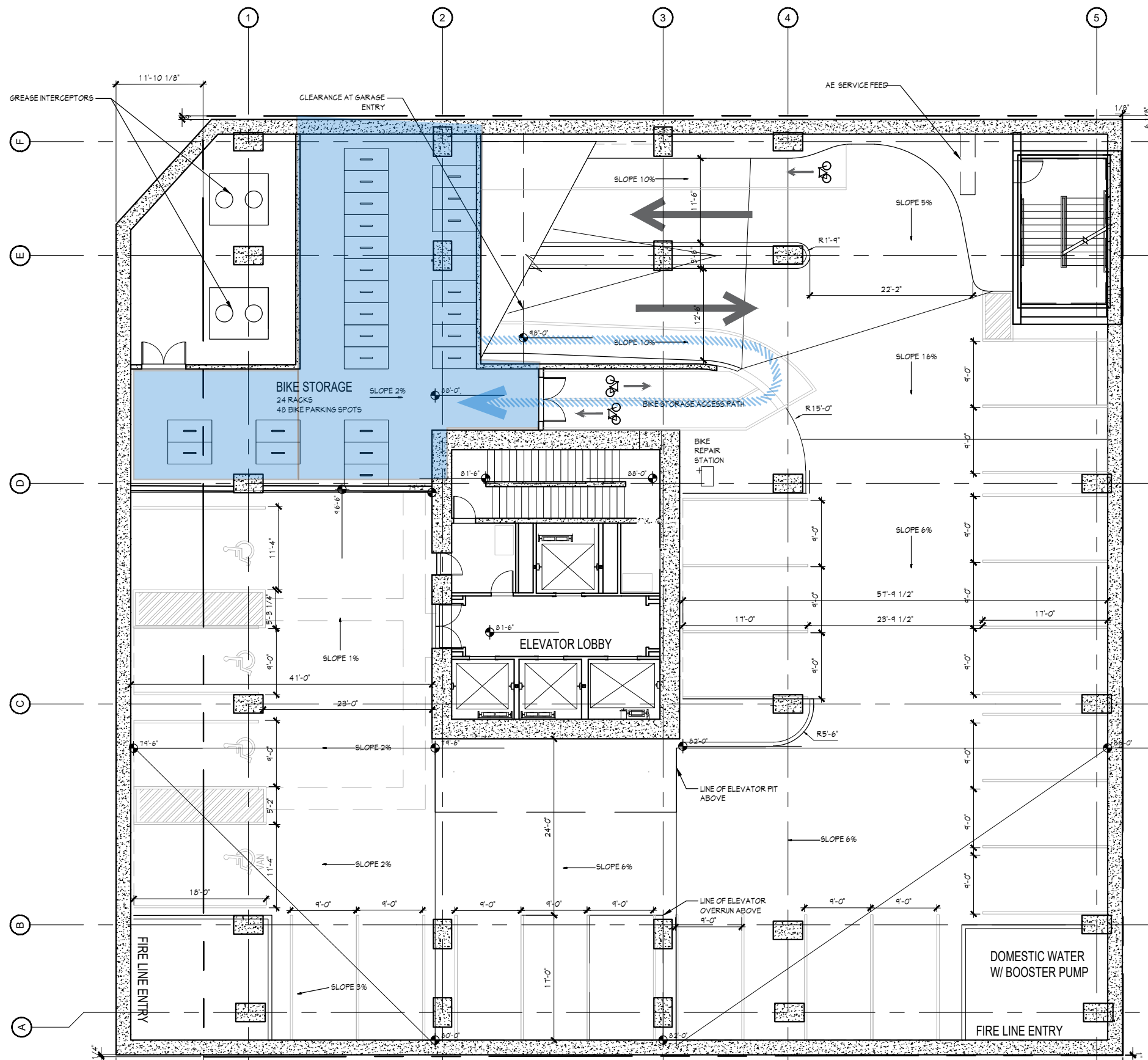


WEST ELEVATION

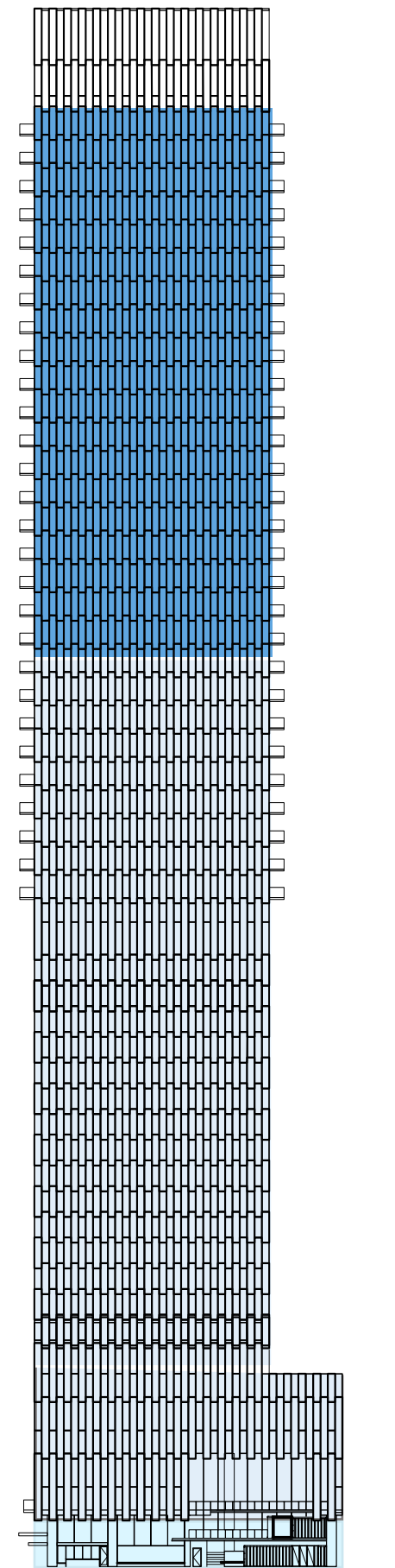
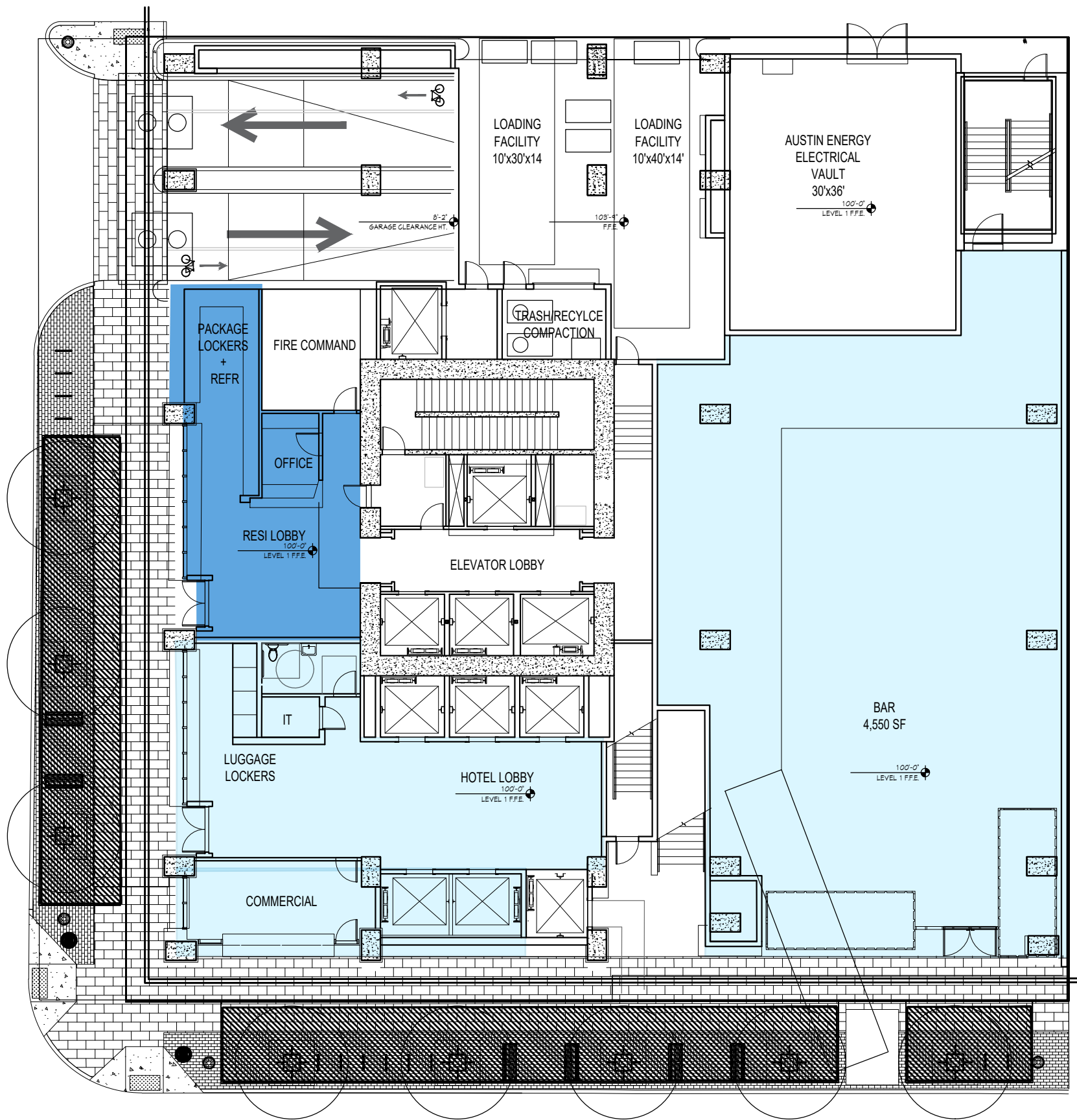


NORTH ELEVATION





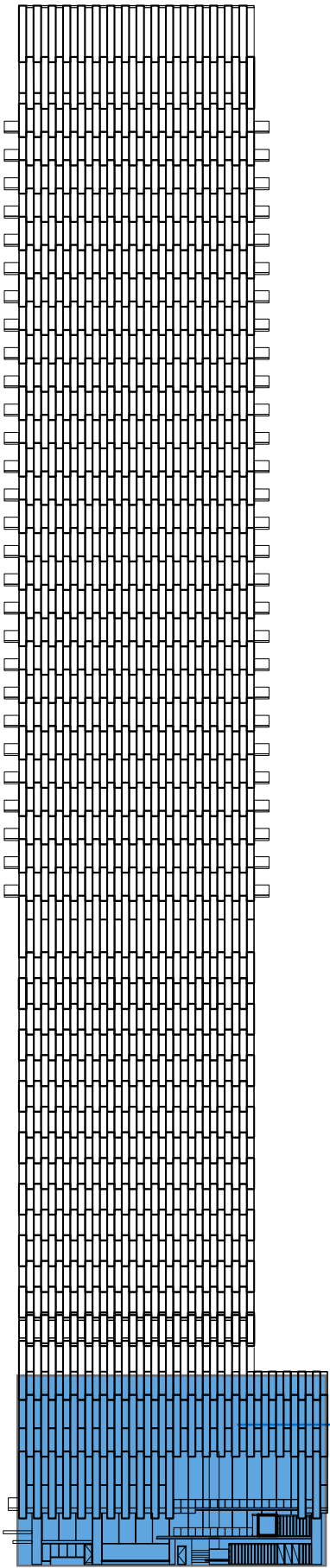
 - Bike path (48 bikes)
 *52 car garage (b1 - b4)



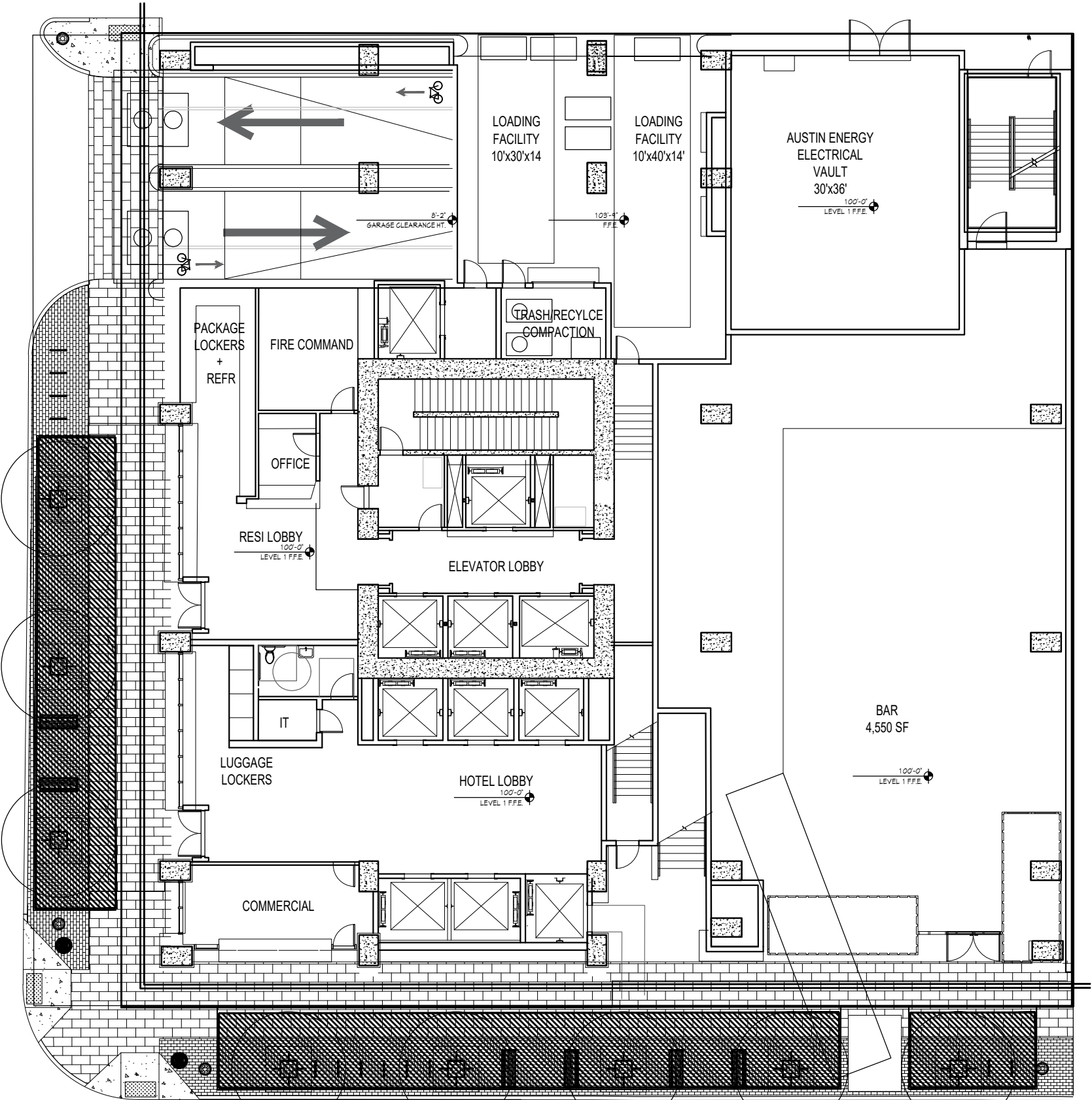
- Residential
225,507 SF
- Hotel
349,236 SF
- Commercial
5,825 SF

PROJECT INFORMATION

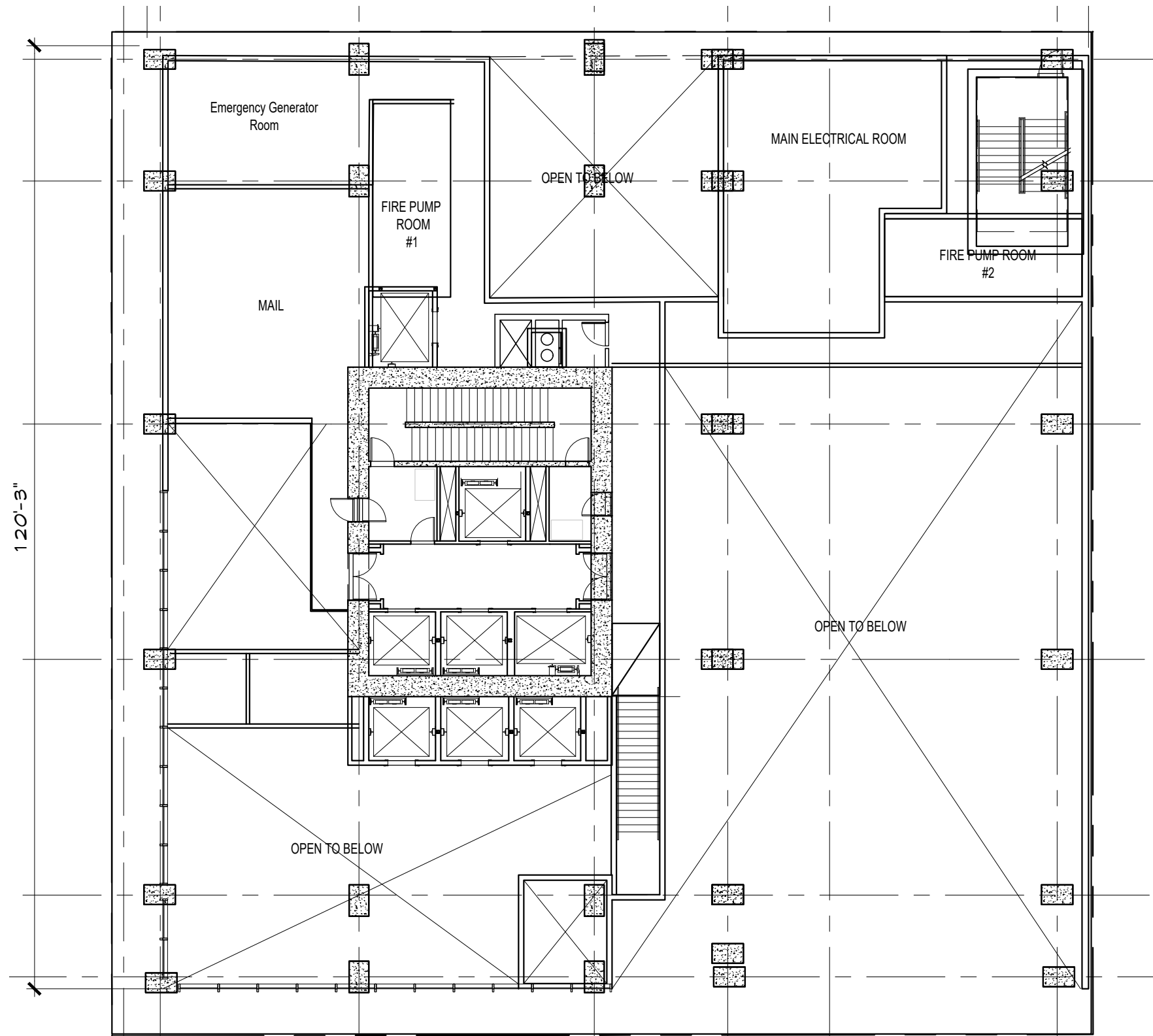
- Lot Size
16,000 SF
0.3675 acres
- Total Gross Floor
Building Area
582,513 SF
- Height
606'
53 Floors
- Venue / Hotel Use /
Lobbies
29,453 SF



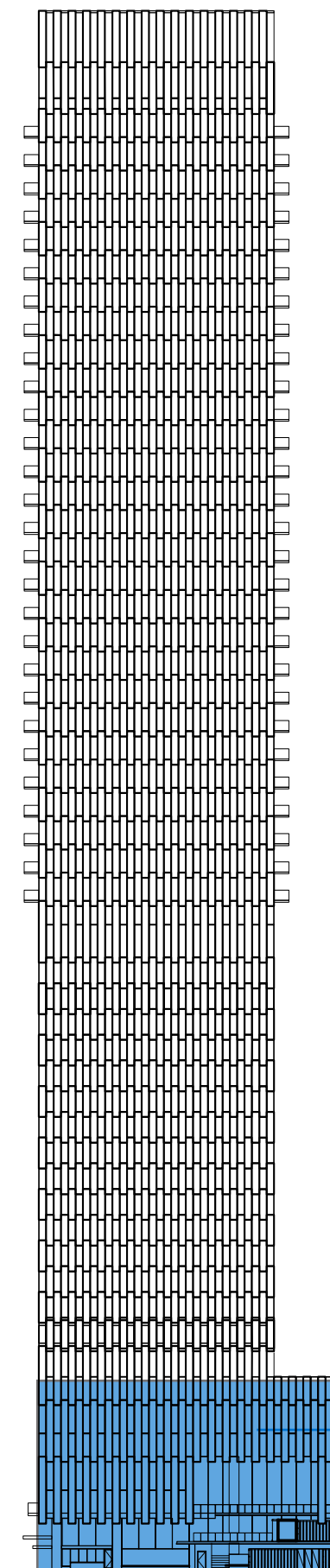
9092 Rainey
Project Book
AUSTIN, TX | 318222 | JANUARY 2020
© Nelsen Partners, Inc. 2018



GROUND FLOOR

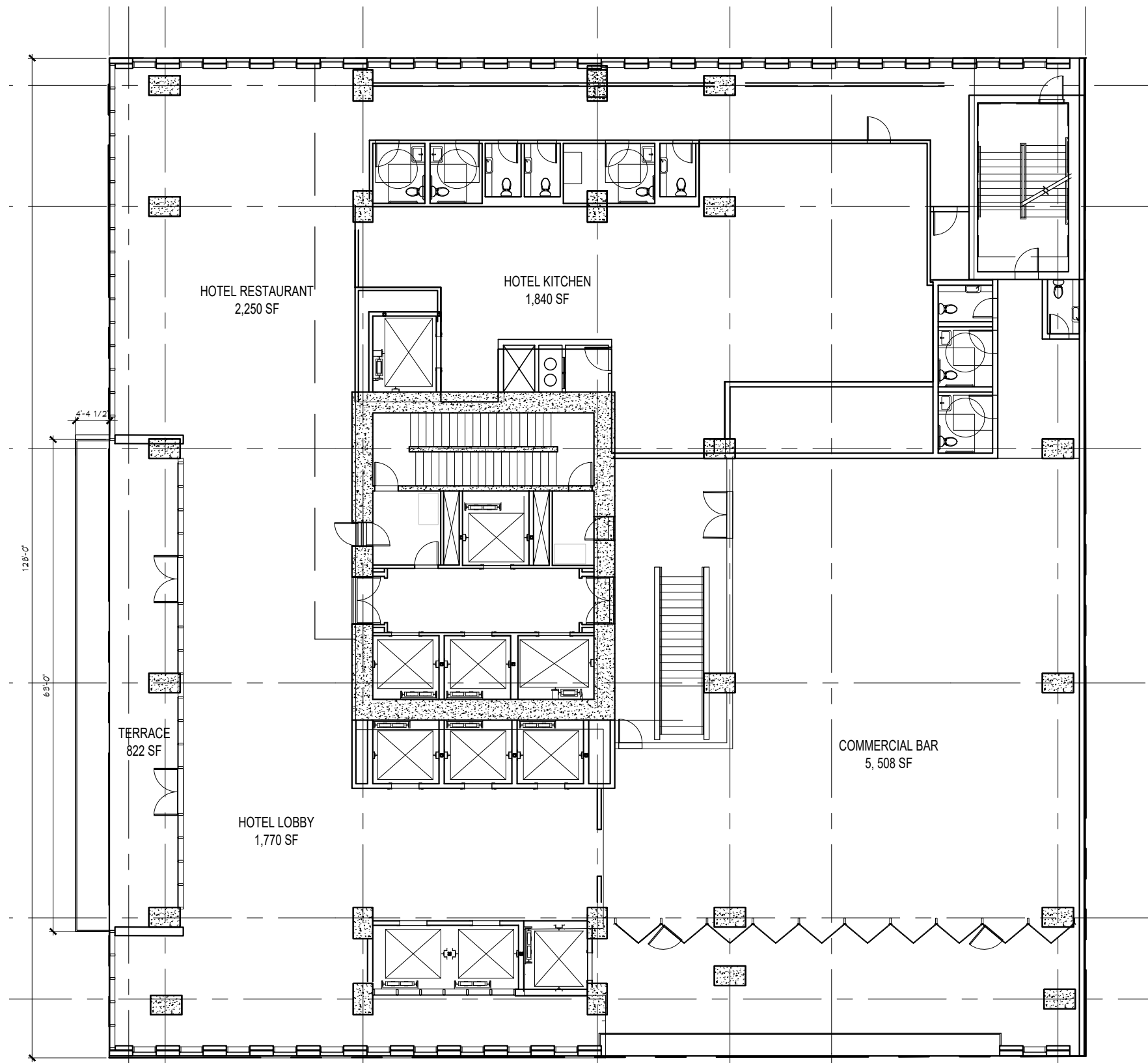


SECOND FLOOR

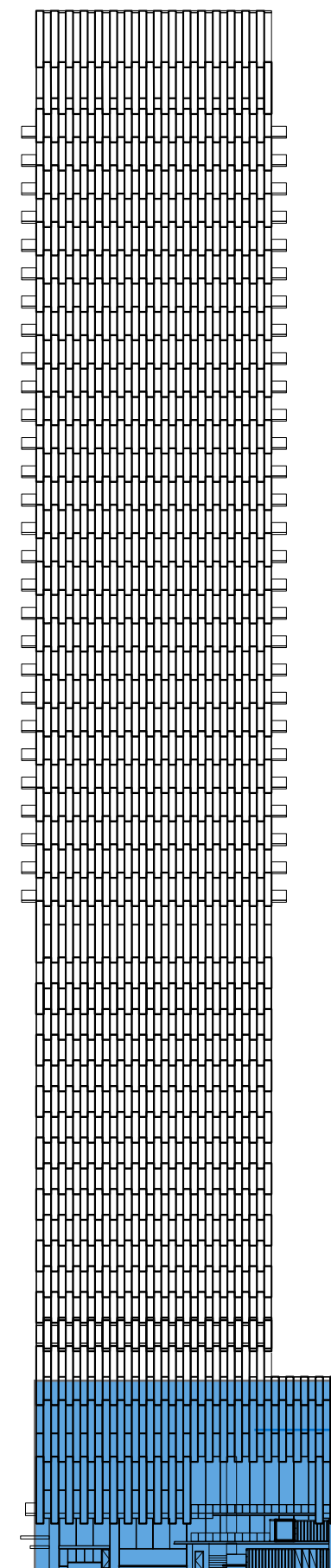


PROJECT INFORMATION

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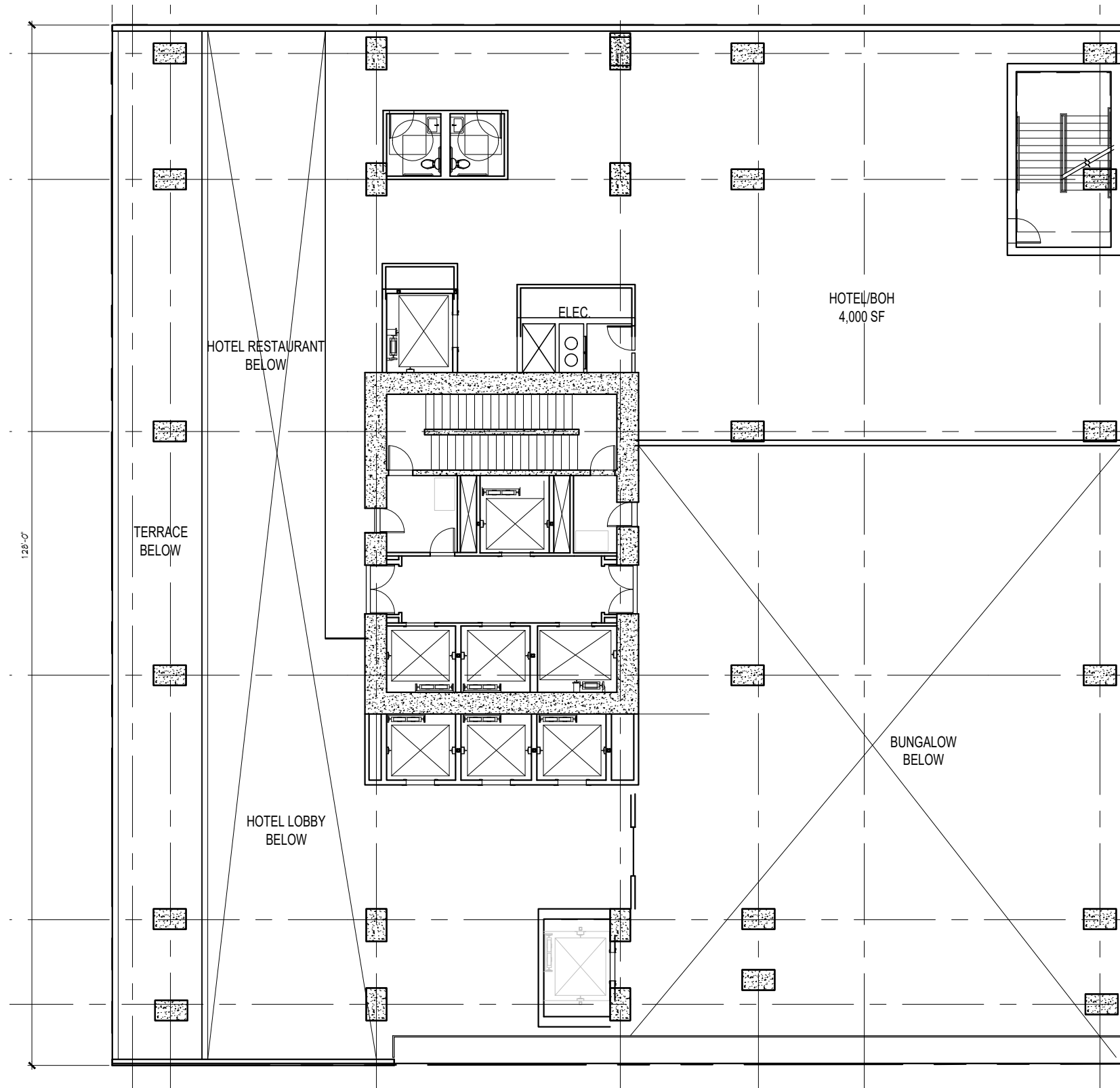


THIRD FLOOR

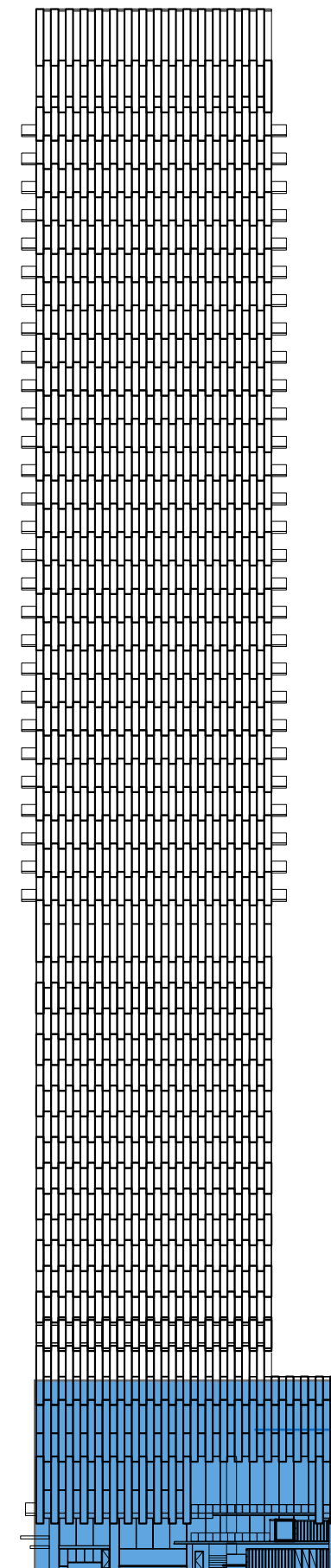


PROJECT INFORMATION

- Lot Size	16,000 SF 0.3675 acres
- Total Gross Floor Building Area	582,513 SF
- Height	606' 53 Floors
- Venue / Hotel Use / Lobbies	29,453 SF

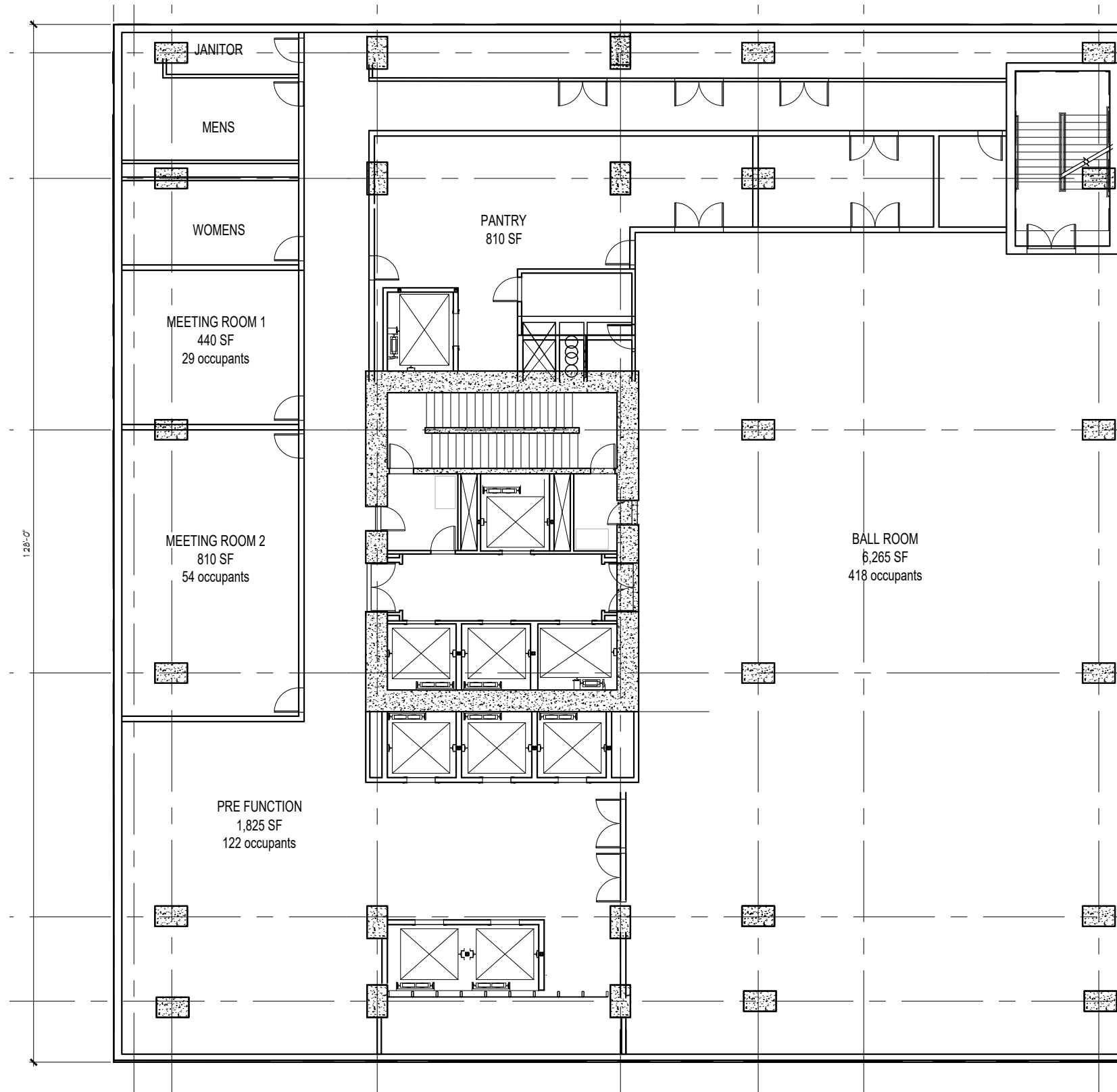


FOURTH FLOOR

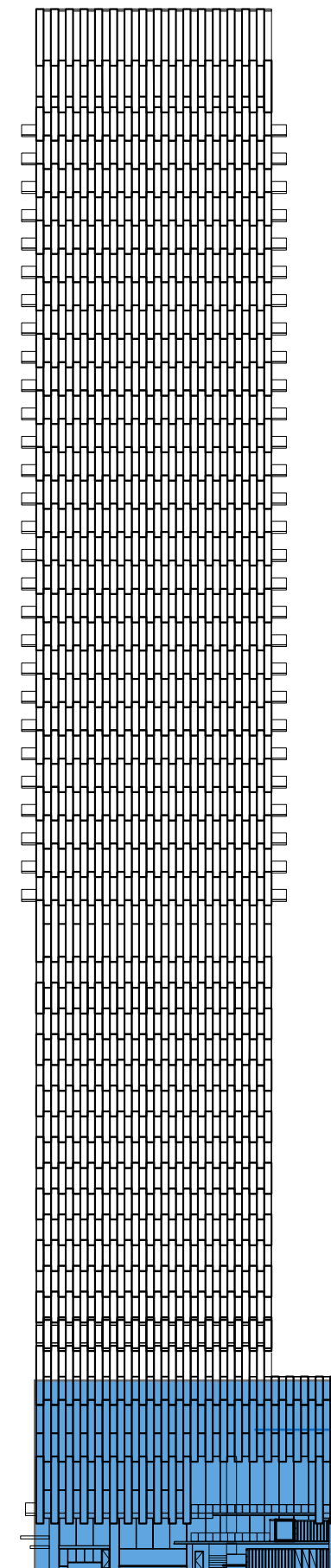


PROJECT INFORMATION

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16,000 SF
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Building Area
582,513 SF
- Height
606'
53 Floors
- Venue / Hotel Use /
Lobbies
29,453 SF

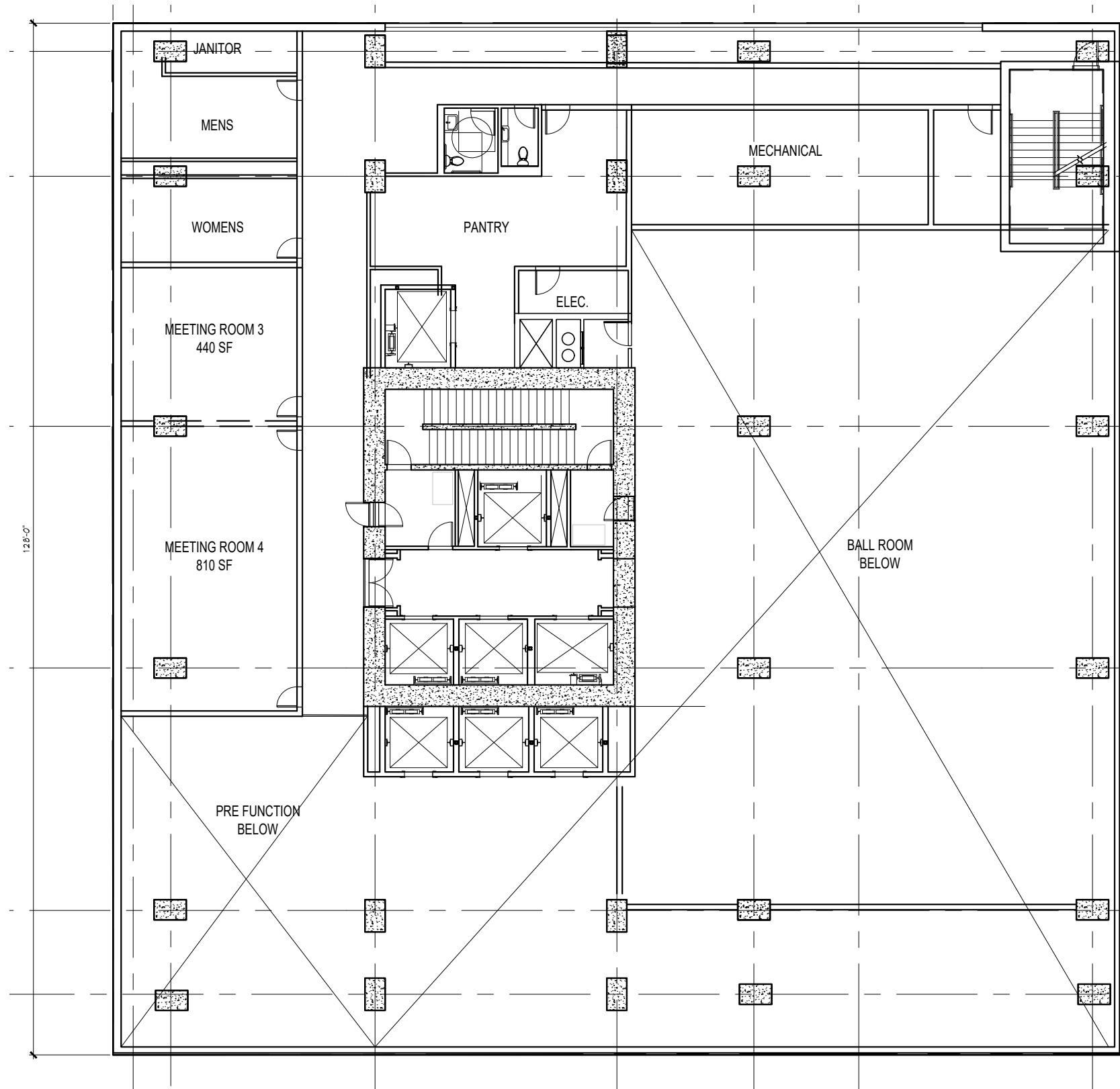


FIFTH FLOOR

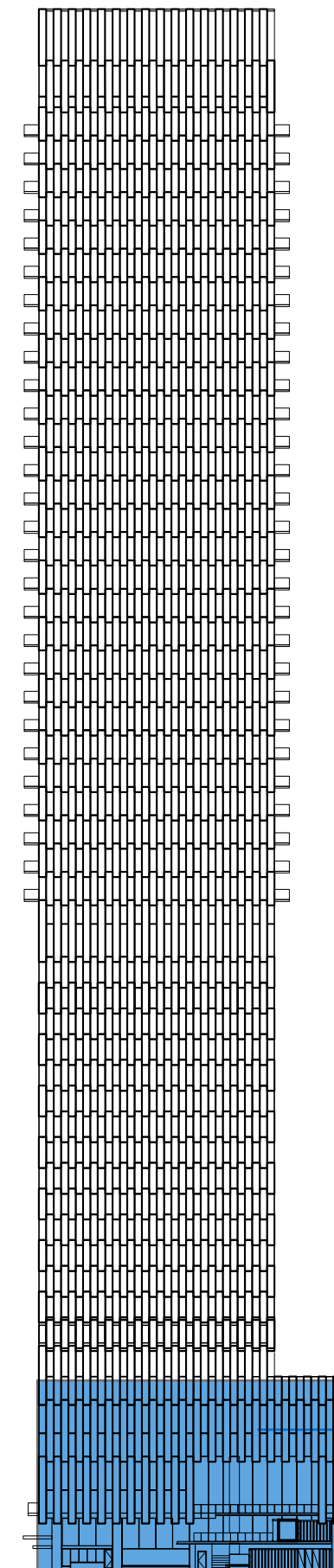


PROJECT INFORMATION

- Lot Size
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- Total Gross Floor
Building Area
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- Height
606'
53 Floors
- Venue / Hotel Use /
Lobbies
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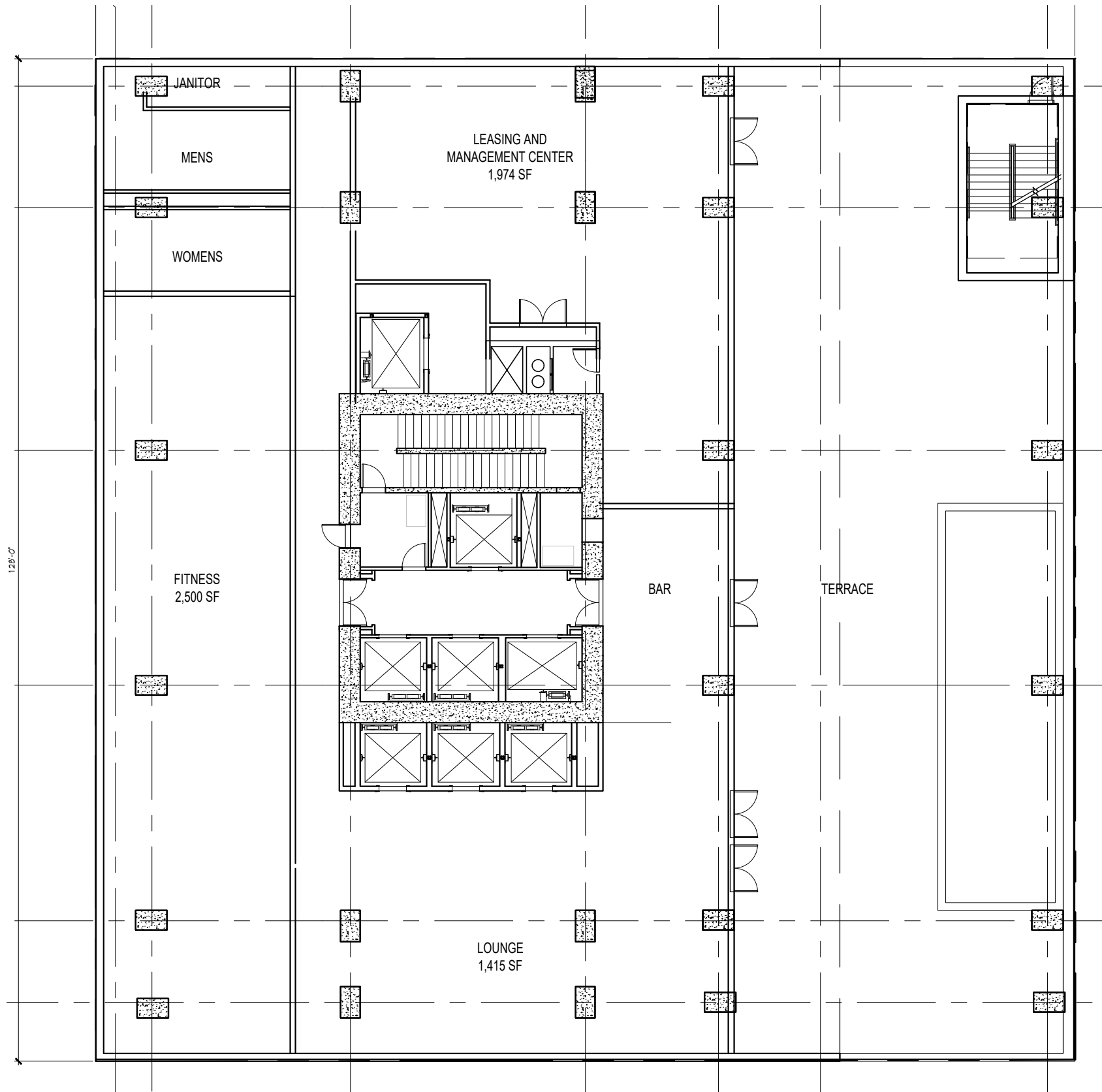


SIXTH FLOOR



PROJECT INFORMATION

-Lot Size	16,000 SF 0.3675 acres
-Total Gross Floor Building Area	582,513 SF
-Height	606' 53 Floors
-Venue / Hotel Use / Lobbies	29,453 SF



SEVENTH FLOOR

PROJECT INFORMATION

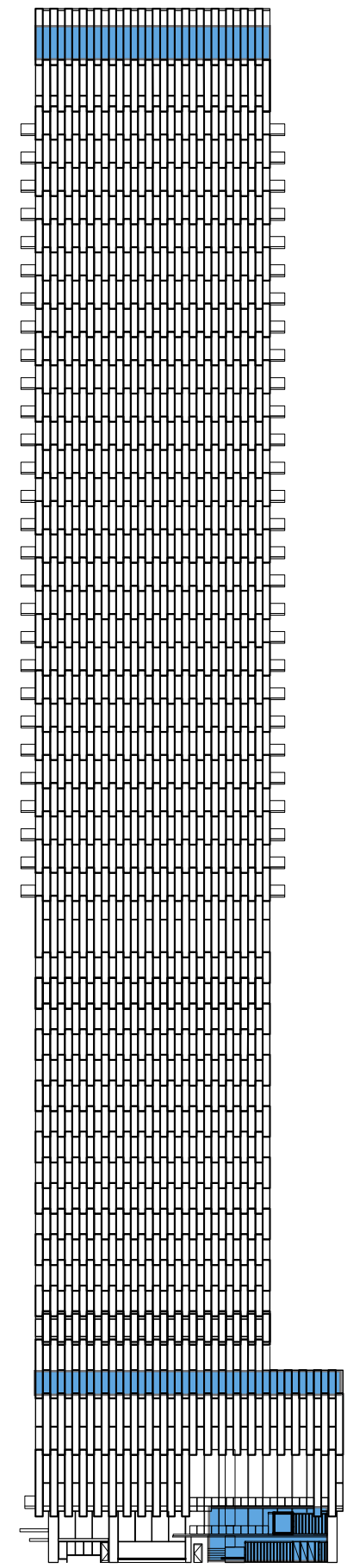
- Lot Size
16,000 SF
0.3675 acres

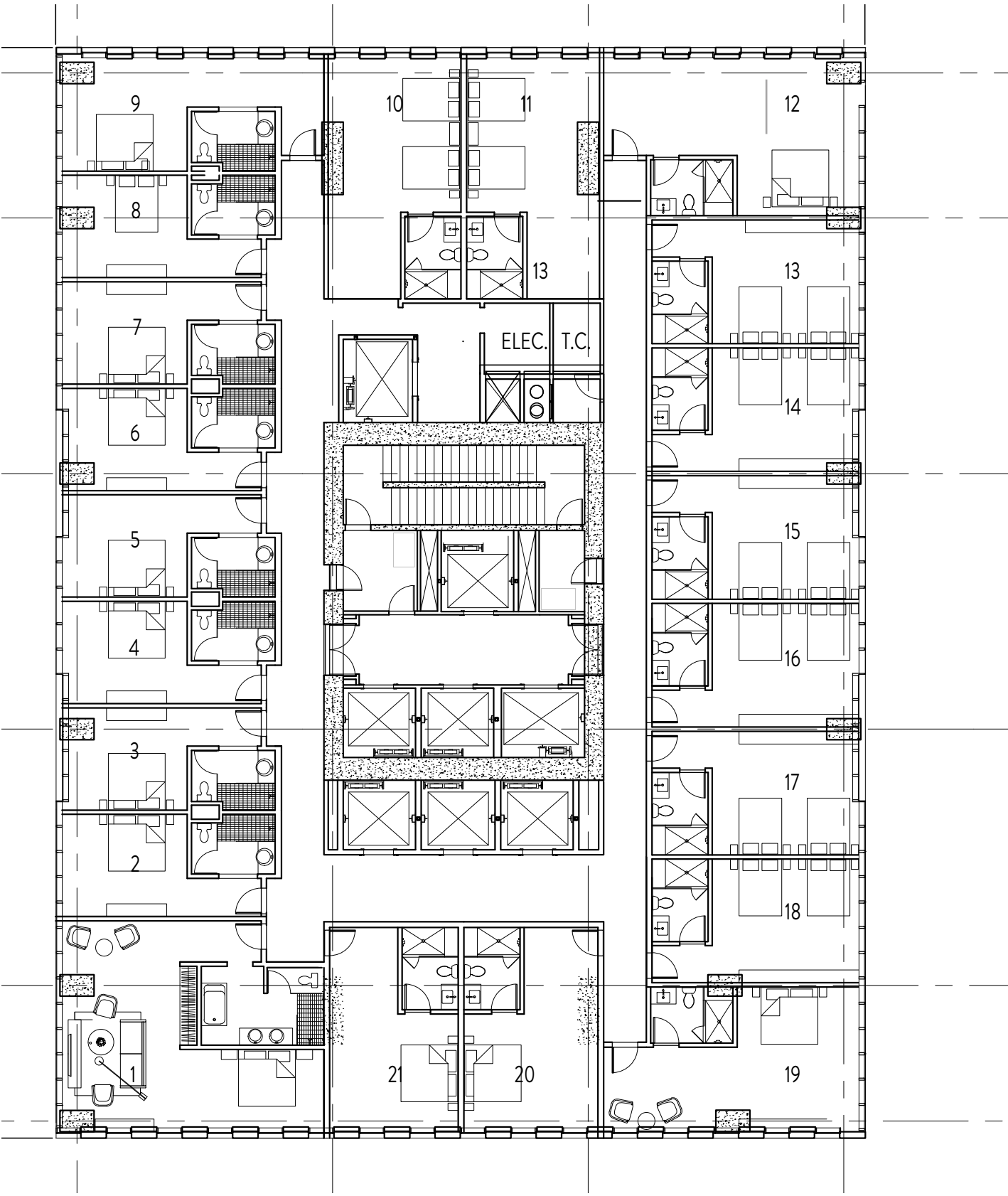
- Total Gross Floor
Building Area
582,513 SF

- Height
606'
53 Floors

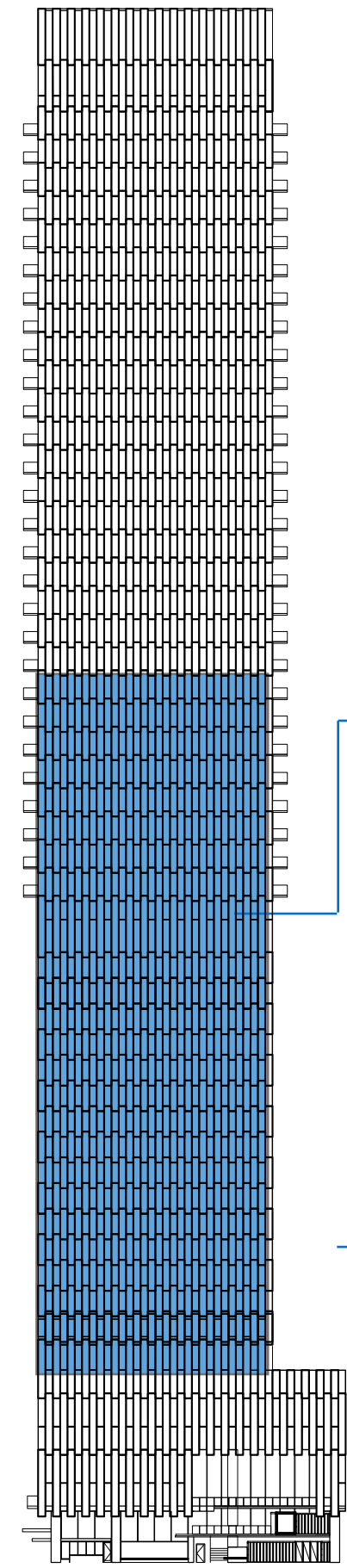
- Ground Level Venue
± 5,800 SF
(4,550 at grade)

- Terraces
Level 7 - pool
5570 SF
Level 52 - sky deck
3565 SF



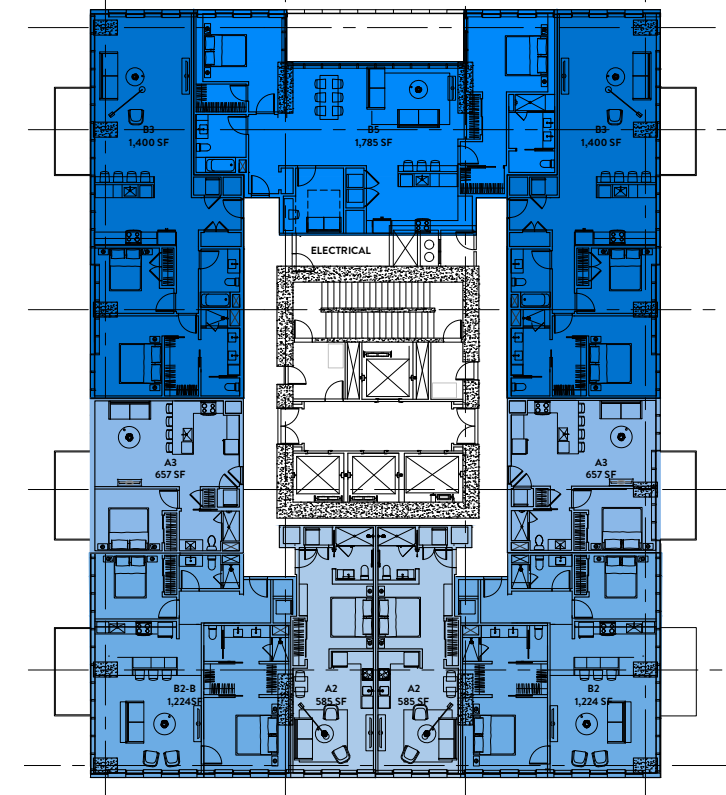
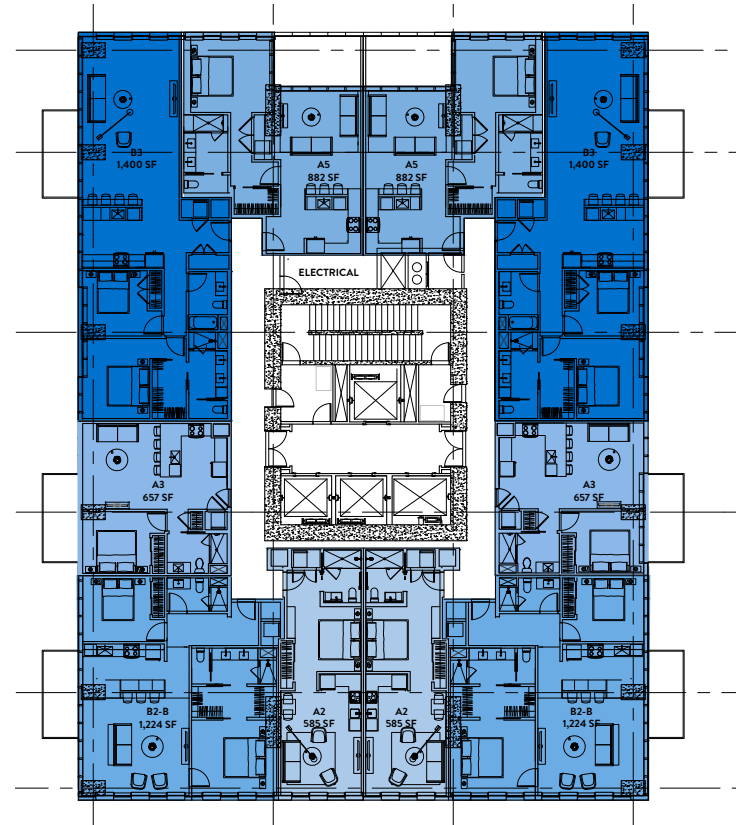
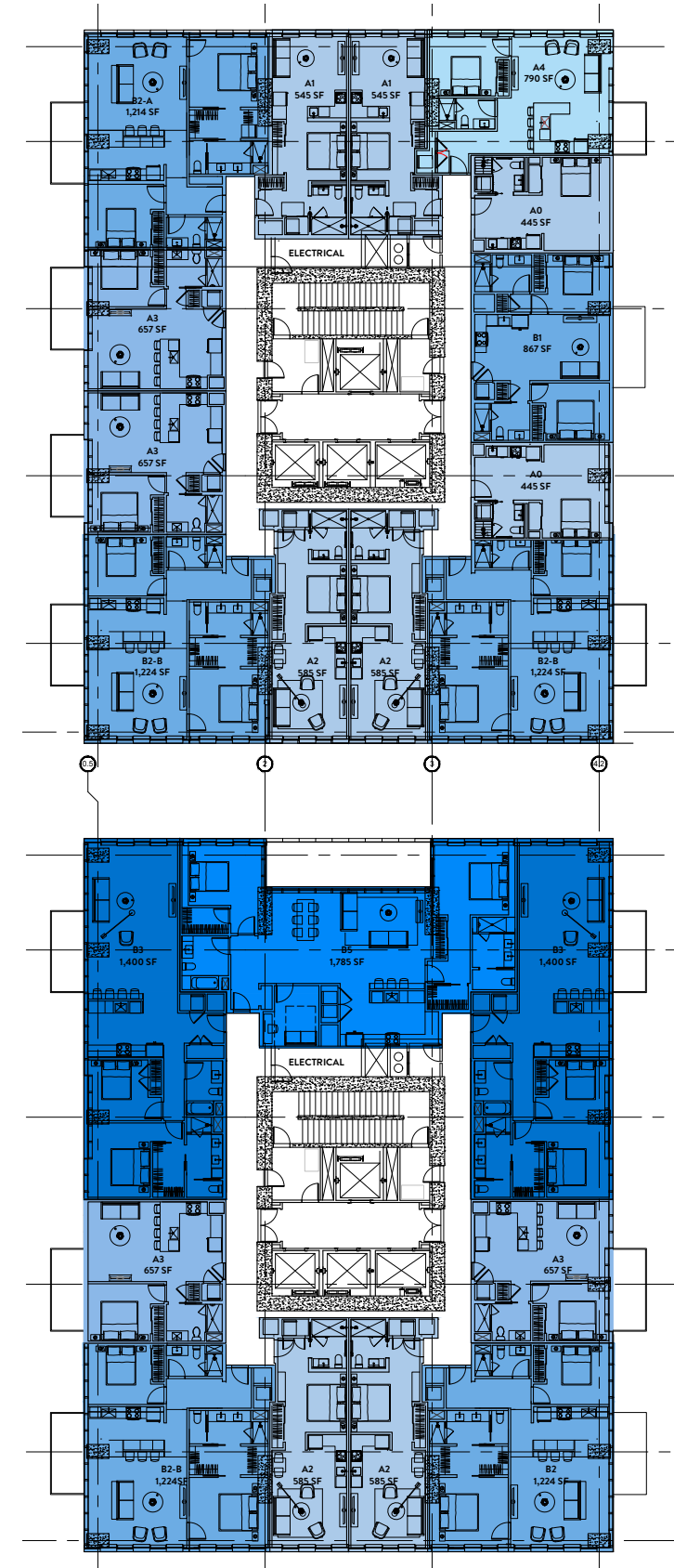


TYPICAL HOTEL FLOOR

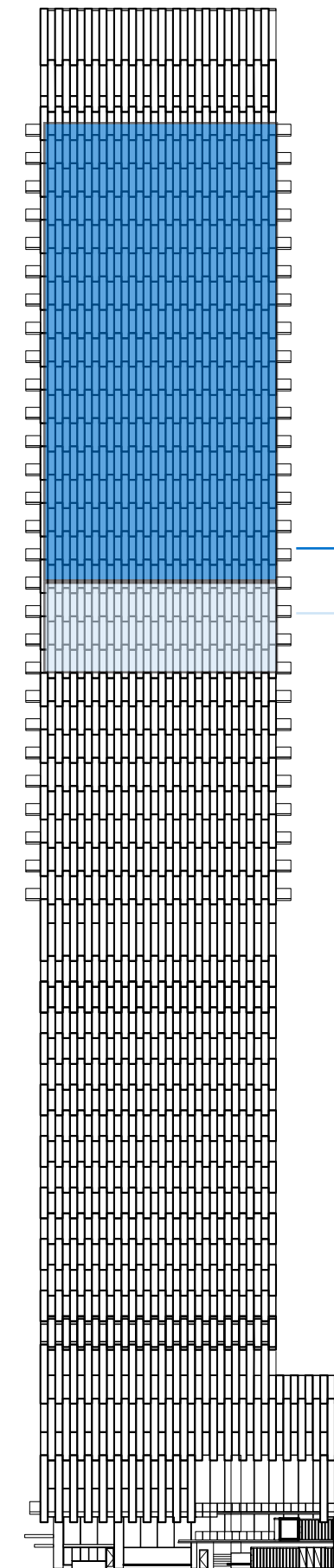


PROJECT INFORMATION

- Lot Size
16,000 SF
0.3675 acres
- Total Gross Floor Building Area
582,513 SF
- Height
606'
53 Floors
- Proposed FAR
36.7:1
- Hotel
424 Keys
349,236 SF



RESIDENTIAL FLOORS



PROJECT INFORMATION

-Lot Size
16,000 SF
0.3675 acres

-Total Gross Floor
Building Area
582,513 SF

-Height
606'
53 Floors

-Proposed
FAR
36.7:1

-Hotel
424 Keys
349,236 SF

-Residential
198 Units

22% Studios
42% 1 - bed
36% 2 - bed

Total Area - 225,507

-Affordable
Housing Total Area 9, 441 SF

(16) Studios
@ 445 sf

(2) 1-bedroom apt
@ 657 sf

(1) 2-bedroom apt
@ 867 sf

PROJECT INFORMATION

-Lot Size
16,000 SF
0.3675 acres

-Total Gross Floor
Building Area
582,513 SF

-Height
606'
53 Floors

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FAR
36.7:1

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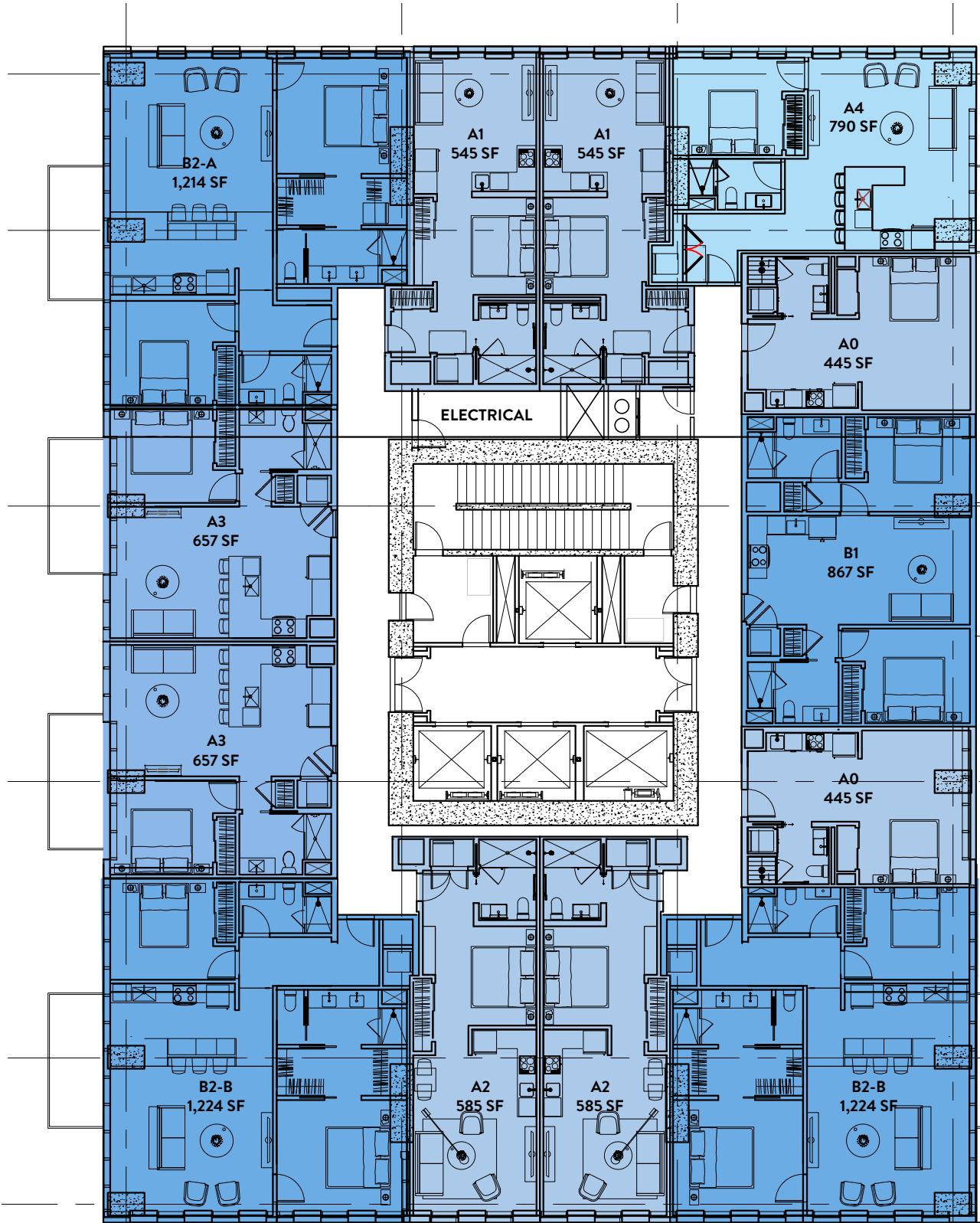
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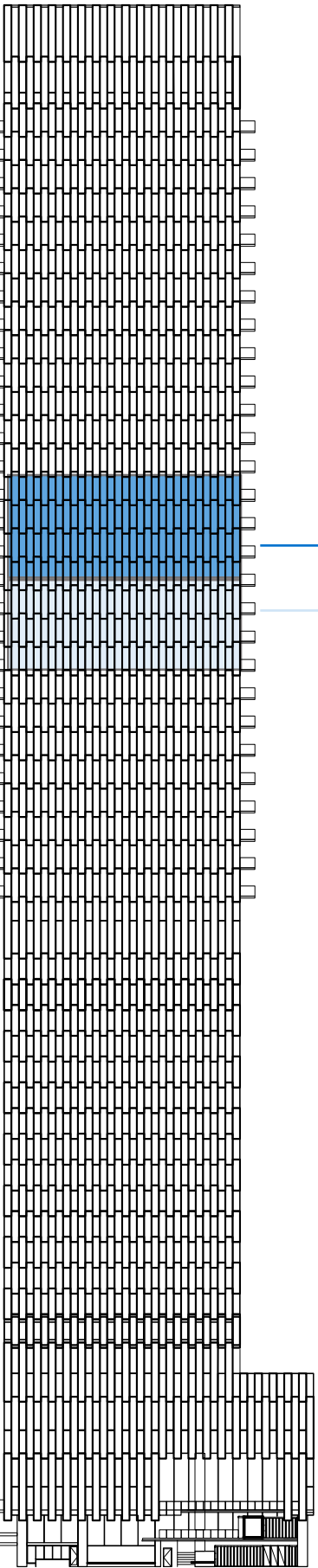
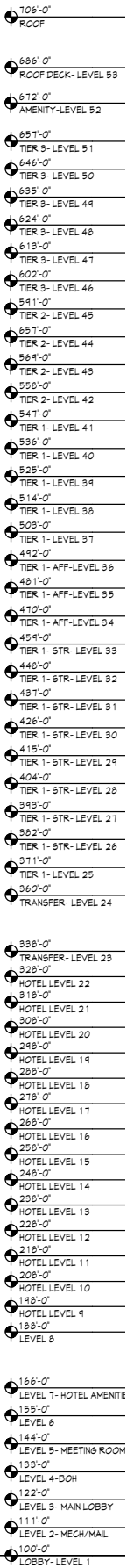
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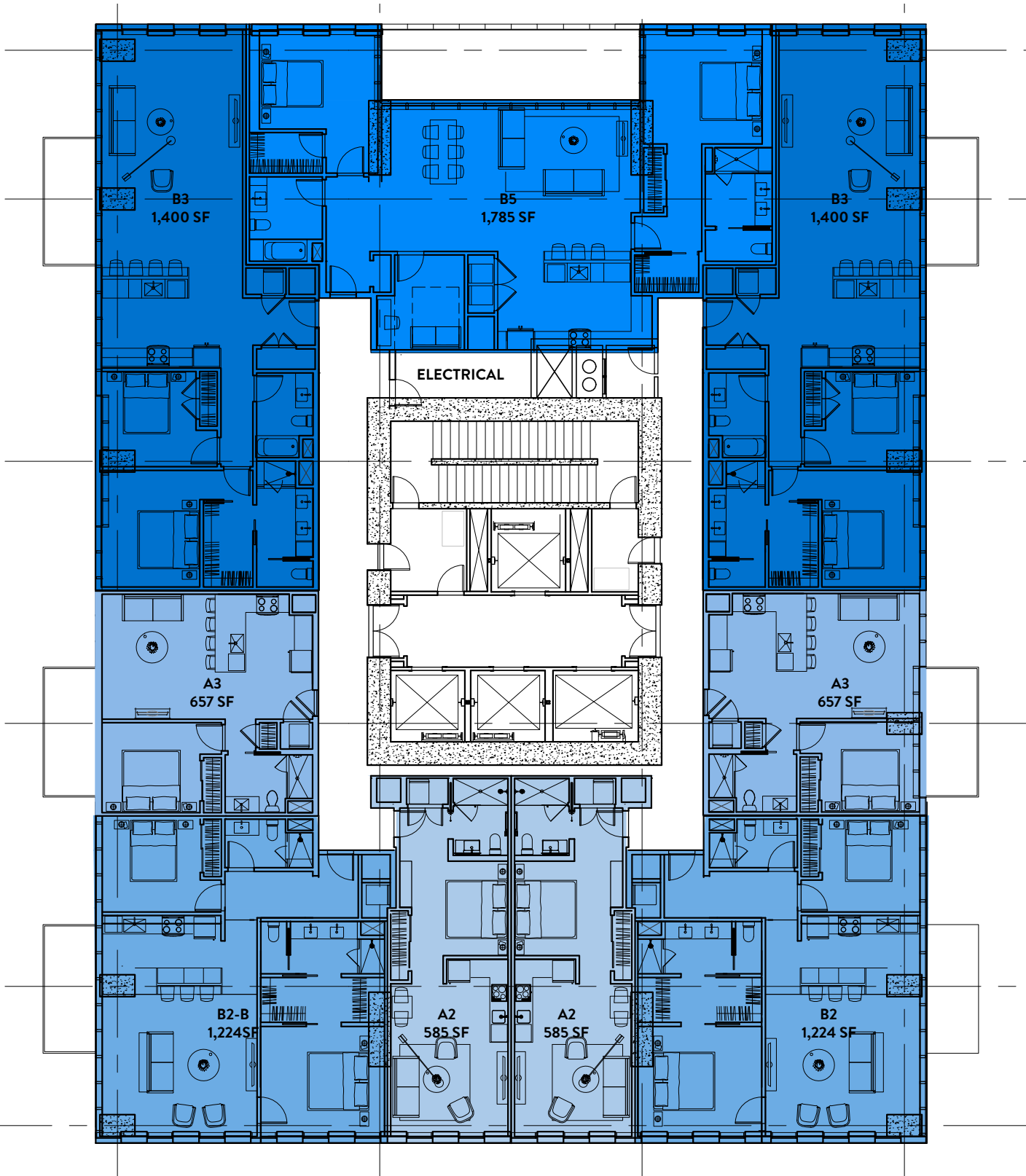
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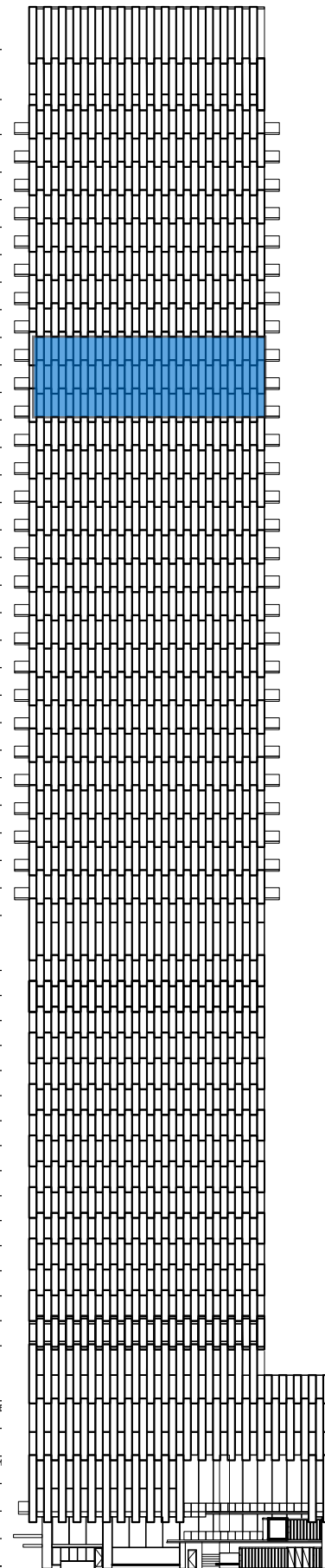
RESIDENTIAL FLOORS
TIER 1





RESIDENTIAL FLOORS
TIER 2

- 706'-0" ROOF
- 666'-0" ROOF DECK - LEVEL 53
- 612'-0" AMENITY - LEVEL 52
- 657'-0" TIER 3 - LEVEL 51
- 646'-0" TIER 3 - LEVEL 50
- 635'-0" TIER 3 - LEVEL 49
- 624'-0" TIER 3 - LEVEL 48
- 613'-0" TIER 3 - LEVEL 47
- 602'-0" TIER 3 - LEVEL 46
- 591'-0" TIER 2 - LEVEL 45
- 657'-0" TIER 2 - LEVEL 44
- 564'-0" TIER 2 - LEVEL 43
- 550'-0" TIER 2 - LEVEL 42
- 547'-0" TIER 1 - LEVEL 41
- 536'-0" TIER 1 - LEVEL 40
- 525'-0" TIER 1 - LEVEL 39
- 514'-0" TIER 1 - LEVEL 38
- 503'-0" TIER 1 - LEVEL 37
- 492'-0" TIER 1 - AFF - LEVEL 36
- 481'-0" TIER 1 - AFF - LEVEL 35
- 470'-0" TIER 1 - AFF - LEVEL 34
- 459'-0" TIER 1 - STR - LEVEL 33
- 448'-0" TIER 1 - STR - LEVEL 32
- 437'-0" TIER 1 - STR - LEVEL 31
- 426'-0" TIER 1 - STR - LEVEL 30
- 415'-0" TIER 1 - STR - LEVEL 29
- 404'-0" TIER 1 - STR - LEVEL 28
- 393'-0" TIER 1 - STR - LEVEL 27
- 382'-0" TIER 1 - STR - LEVEL 26
- 371'-0" TIER 1 - LEVEL 25
- 360'-0" TRANSFER - LEVEL 24
- 339'-0" TRANSFER - LEVEL 23
- 328'-0" HOTEL LEVEL 22
- 318'-0" HOTEL LEVEL 21
- 308'-0" HOTEL LEVEL 20
- 298'-0" HOTEL LEVEL 19
- 288'-0" HOTEL LEVEL 18
- 278'-0" HOTEL LEVEL 17
- 268'-0" HOTEL LEVEL 16
- 258'-0" HOTEL LEVEL 15
- 248'-0" HOTEL LEVEL 14
- 238'-0" HOTEL LEVEL 13
- 228'-0" HOTEL LEVEL 12
- 218'-0" HOTEL LEVEL 11
- 208'-0" HOTEL LEVEL 10
- 198'-0" HOTEL LEVEL 9
- 188'-0" LEVEL 8
- 166'-0" LEVEL 7 - HOTEL AMENITY
- 155'-0" LEVEL 6
- 144'-0" LEVEL 5 - MEETING ROOM
- 133'-0" LEVEL 4 - BOH
- 122'-0" LEVEL 3 - MAIN LOBBY
- 111'-0" LEVEL 2 - MECH/MAIL
- 100'-0" LOBBY - LEVEL 1



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53 Floors

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FAR
36.7:1

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349,236 SF

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36% 2 - bed

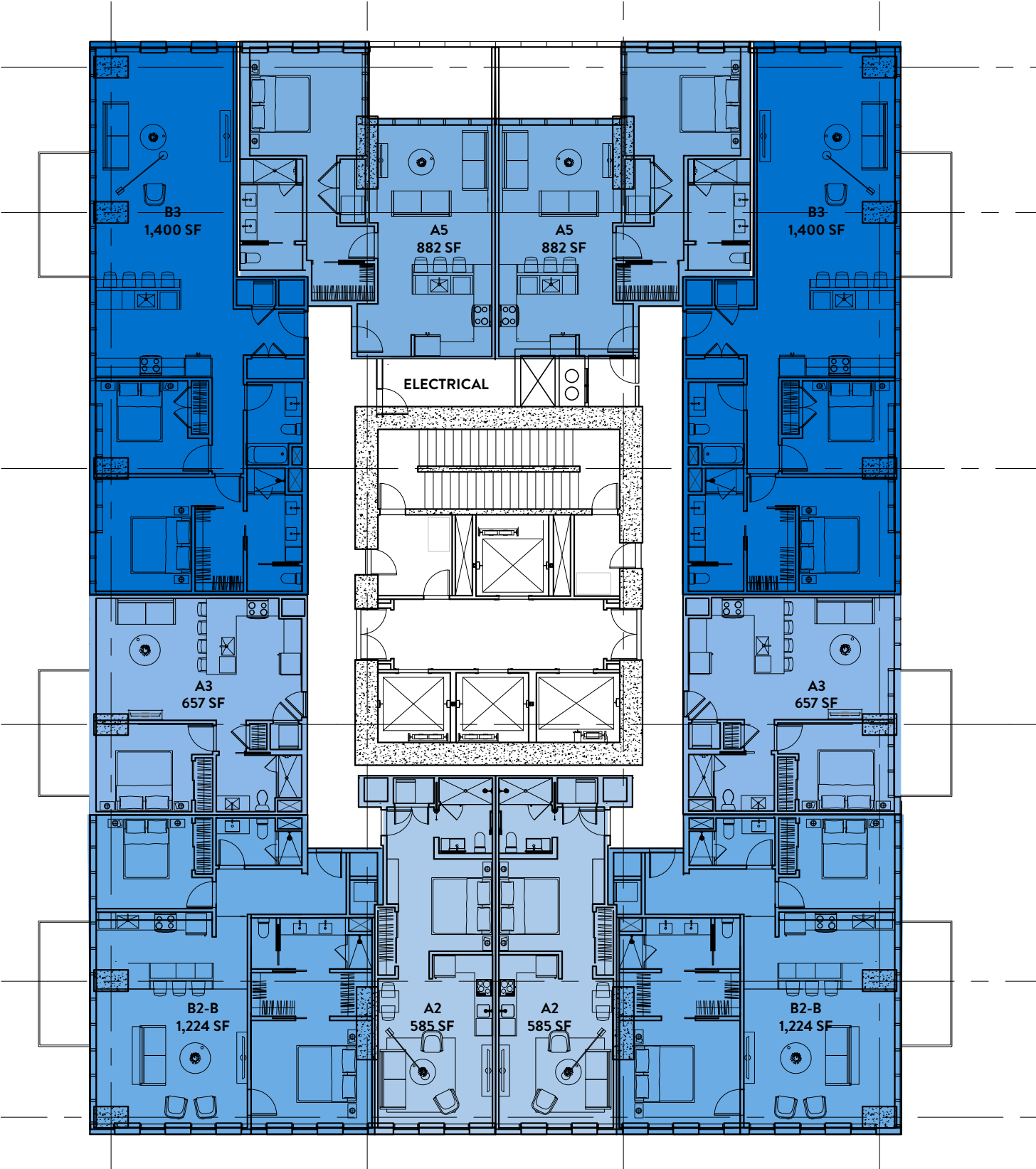
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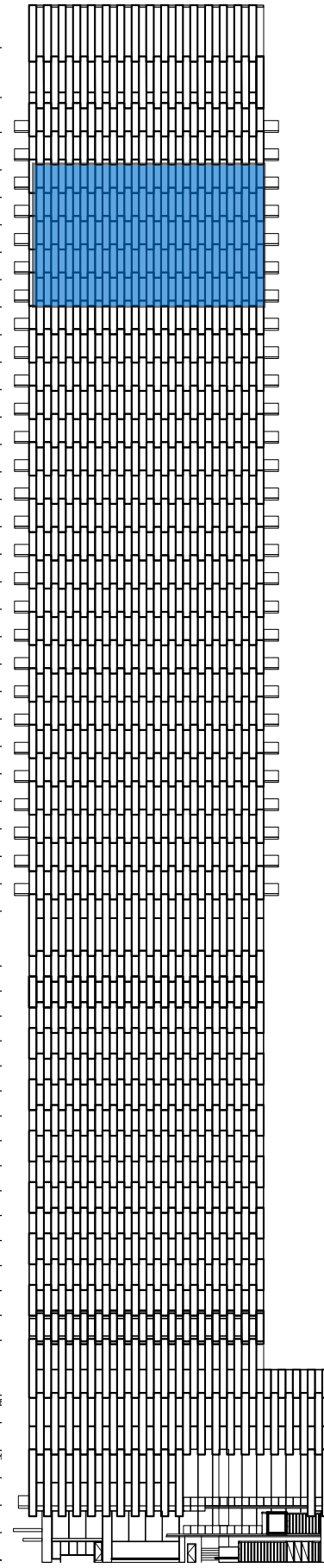
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RESIDENTIAL FLOORS
TIER 3

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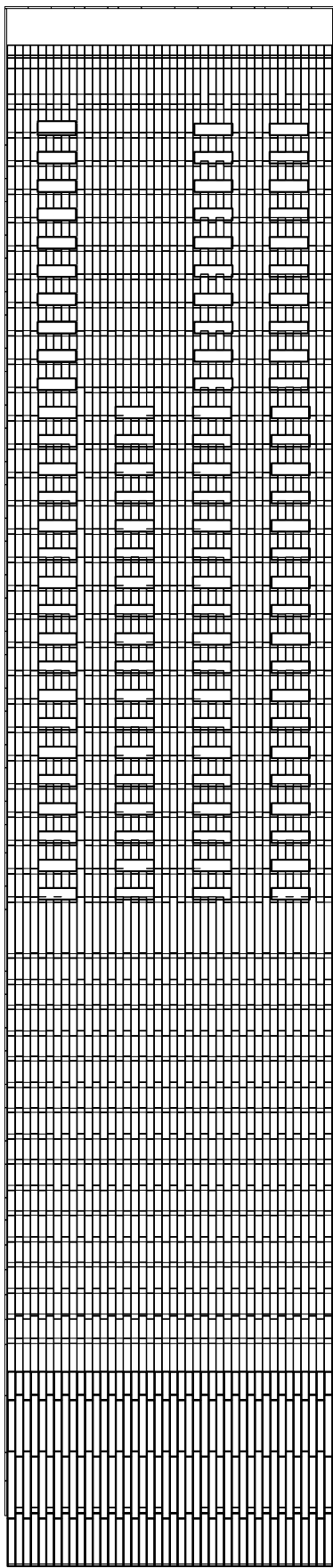




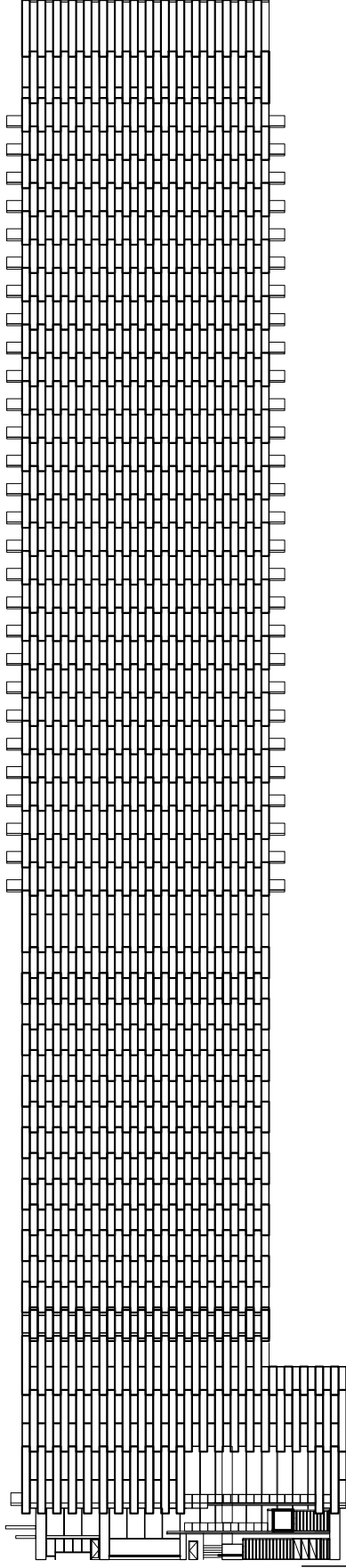




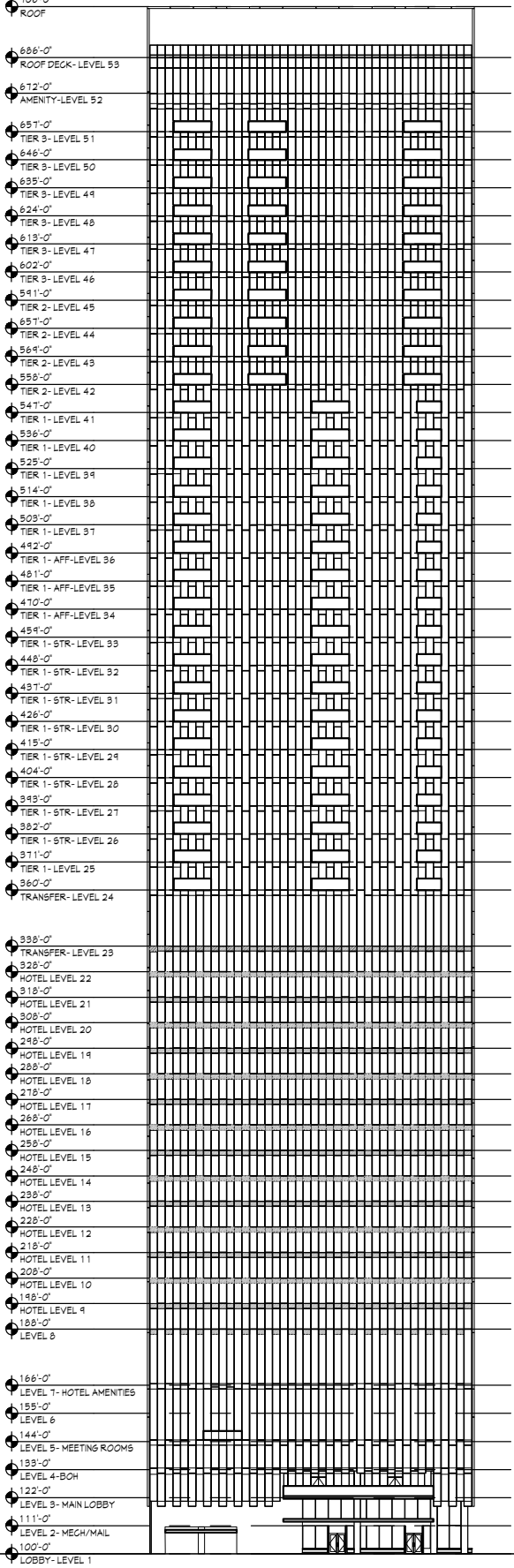




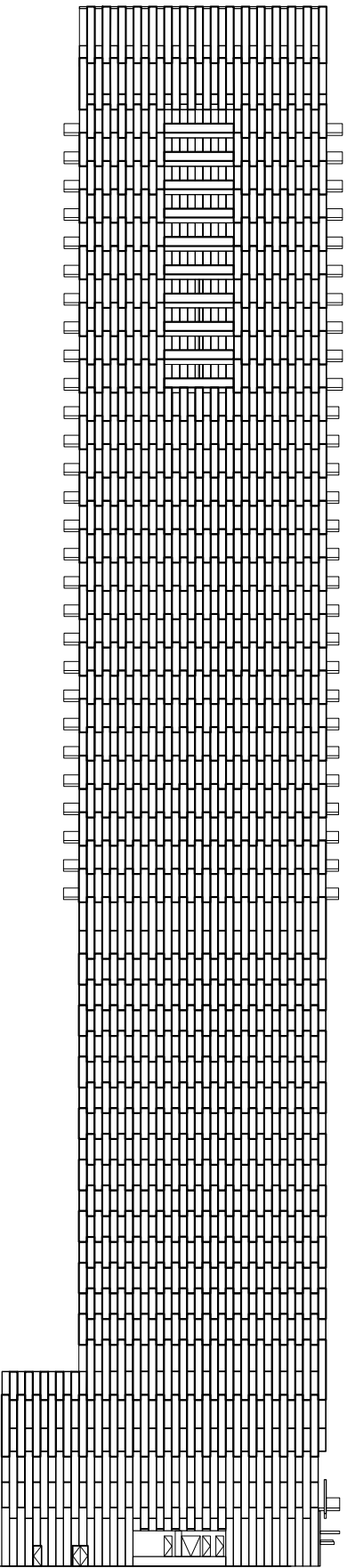
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION